

BEFORE THE PLANNING COMMISSION
FOR THE CITY OF BEAVERTON, OREGON

IN THE MATTER OF A REQUEST)	ORDER NO. 1770
)	
TO AMEND BEAVERTON)	TA 2004-0008
)	
DEVELOPMENT CODE (SECTION 60.10)	RECOMMENDING
)	
FLOODPLAIN REGULATIONS).)	TO CITY COUNCIL
)	
CITY OF BEAVERTON, APPLICANT.)	APPROVAL OF
)	
)	TEXT AMENDMENTS

The matter of TA 2004-0008 (Beaverton Development Code Section 60.10) was initiated by the City of Beaverton, through the submittal of a text amendment application to the Beaverton Community Development Department.

Pursuant to Ordinance 2050 (Development Code), effective through Ordinance 4302, Section 40.85.15.1.C.1-7 (Text Amendment) and Section 50.50 (Type 4 Application), the Planning Commission conducted a public hearing on January 5, 2005, and considered oral and written testimony and exhibits for the proposed amendment to the Beaverton Development Code.

TA 2004-0008 proposes to amend Development Code Section 60.10. The amendment will adopt by reference the most recent study of the Federal Emergency Management Agency (FEMA) Fanno Creek floodplain which

updates the Base Flood Elevation (BFE). The BFE affects how buildings within the floodplain should be safely designed and constructed.

The Planning Commission adopts by reference the January 5, 2005, report as to criteria contained in Section 40.85.15.1.C.1-7 applicable to this request and findings thereon; now, therefore:

IT IS HEREBY ORDERED that pursuant to Section 50.50.1 of the Beaverton Development Code, the Planning Commission **RECOMMENDS APPROVAL** of TA 2004-0008 (Section 60.10 Floodplains Regulations) to the Beaverton City Council. The Planning Commission finds that evidence has been provided demonstrating that all of the approval criteria specified in Section 40.85.15.1.C.1-7 are satisfied.

CARRIED by the following vote:

AYES:	Pogue, Barnard, DeHarpport, Maks, Winter, and Johansen.
NAYS:	None
ABSTAIN:	None.
ABSENT:	Bliss.

Dated this _____ day of _____, 2005.

Appeals of a Type 4 decision are to be conducted in conformance to Section 50.75 of the Beaverton Development Code. To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 1770 an appeal must be filed with the City of Beaverton Recorder's Office by no later than 5:00 p.m. on _____, 2005.

PLANNING COMMISSION
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

LIZ JONES
Associate Planner

ERIC JOHANSEN
Chairman

STEVEN SPARKS, AICP
Development Services Manager